

**ORDINANCE NO. 20060302-056**

**AN ORDINANCE AMENDING ORDINANCE NO. 20050818-Z003, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO TRACT 30 (103 AND 0 RED BIRD LN) LOCATED IN THE PLEASANT HILL SUBDISTRICT OF THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20050818-Z003 is amended to include the property identified in this Part in the West Congress neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning districts from family residence (SF-3) district and townhouse and condominium residence (SF-6) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on property within the Pleasant Hill Subdistrict and described in File C14-05-0106 (PART), as follows:

Tract 30                      103 Red Bird Ln; 0 Red Bird Ln (the south 68 ft. avg. of  
Lot 20 & the south 68 ft. avg. & the east 50 ft. of Lot 21  
Blk. 1, Pleasant Hill Addn.),

(the "Property") as shown on the attached Exhibit "A",

generally known as the West Congress neighborhood plan combining district, locally known as the area bounded by Ben White Boulevard on the north, South Congress Avenue on the east, West Stassney Lane on the south, and South 1<sup>st</sup> Street on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 3.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Pleasant Hill Subdistrict:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

**PART 5.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the Pleasant Hill Subdistrict as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

**PART 6.** Except as specifically provided in Part 7 and Part 8, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 7.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 25-foot wide vegetative buffer shall be provided and maintained along the west property line that is adjacent to a property used or zoned family residence district or more restrictive. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
2. The following uses are prohibited uses of the Property:

Agricultural sales and services  
Automotive rentals  
Automotive repair services  
Automotive sales  
Automotive washing  
Bail bond services  
Building maintenance services  
Business or trade school  
Business support services  
Commercial blood plasma center  
Commercial off-street parking  
Consumer convenience services  
Convenience storage  
Consumer repair services  
Drop-off recycling collection facility  
Electronic prototype assembly  
Electronic testing  
Equipment repair services  
Equipment sales  
Exterminating services  
Financial services  
Food preparation  
Food sales  
Funeral services  
General retail sales (convenience)  
General retail sales (general)  
Maintenance and service facilities  
Transportation terminal

Laundry services  
Hotel-motel  
Indoor entertainment  
Indoor sports and recreation  
Kennels  
Monument retail sales  
Off-site accessory parking  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Personal improvement services  
Personal services  
Pet services  
Plant nursery  
Printing and publishing  
Research services  
Restaurant (general)  
Restaurant (limited)  
Service station  
Theater  
Vehicle storage  
Veterinary services  
Custom manufacturing  
Limited warehousing and distribution  
Guidance services  
Hospital services (general)  
Transitional housing

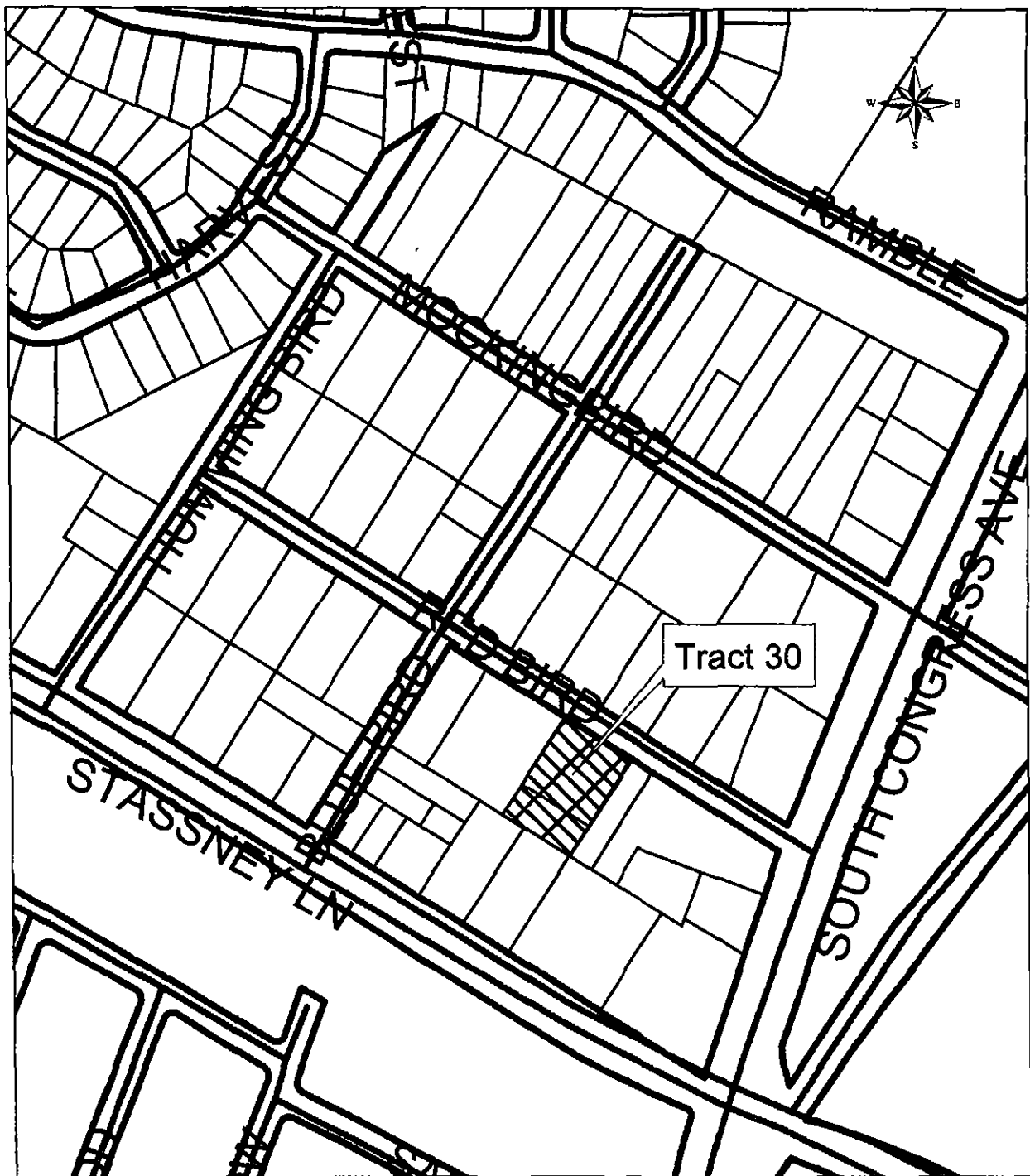
3. A solid fence with access gate shall be provided and maintained along the property line adjacent to the right-of-way of Red Bird Lane.
4. Vehicular access to and from the Property along Red Bird Lane shall be by a limited function driveway that prohibits a left-turn exit.

**PART 8.** The Property is subject to Ordinance No. 20050818-Z003 that established the West Congress neighborhood plan combining district.

**PART 9.** This ordinance takes effect on March 13, 2006.

**PASSED AND APPROVED**

_____ March 2, 2006	§ § §	_____ Will Wynn Mayor
APPROVED: _____ David Allan Smith City Attorney	ATTEST: _____ Shirley A. Gentry City Clerk	

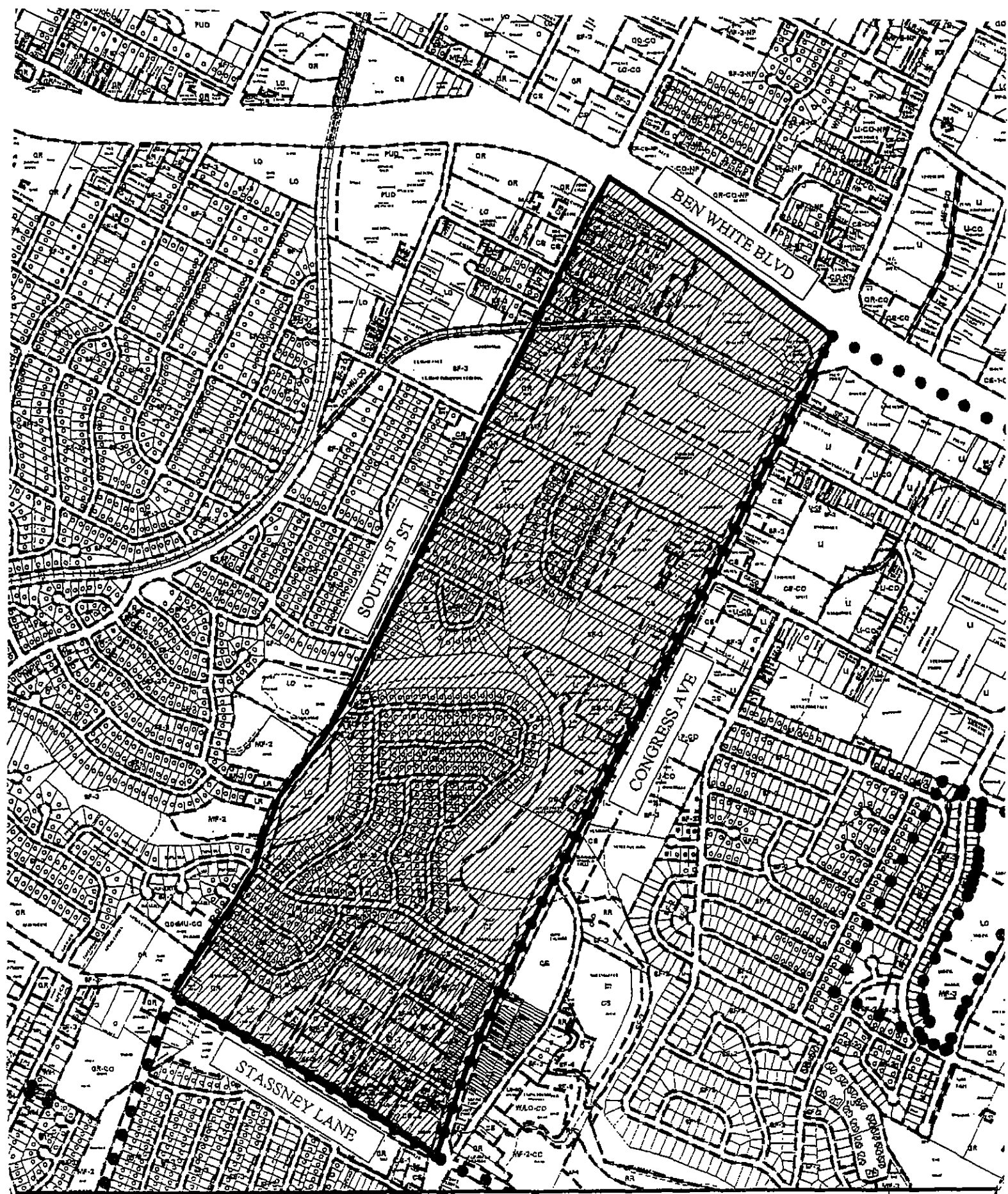



West Congress Neighborhood Planning Area:  
Tracts 30  
Case #C14-05-0106 (PART)  
February 16, 2006

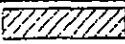


**Exhibit A**

0 125 250  
Feet

City of Austin  
Neighborhood Planning and Zoning Department



  
 1" = 100'

SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: W. WALSH

CASE #: C14-05-0106  
 ADDRESS: WEST CONGRESS  
 NEIGHBORHOOD PLANNING AREA  
 SUBJECT AREA (acres): N/A

**ZONING EXHIBIT B**

DATE: 05-07

INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 G & H17-18